

Historic Preservation Commission

MEETING DATE: Tuesday, August 10, 2021

MEETING TIME: 6:00 p.m.

LOCATION: Pendleton Town Hall
100 W. State Street
Pendleton, Indiana

ORDER OF BUSINESS

I. CALL TO ORDER

Meeting was called to order by George Harris at 6:00 p.m.

II. ROLL CALL AND DETERMINATION OF QUORUM

Board members in attendance were George Harris, Craig Campbell, Dan Trauthwein, Tammy Bowman, Sandi Butler and Kevin Kenyon. A quorum was established. Individuals representing the Town were Planning Director Kayla Hassett, Planning and Zoning Administrator Hannah Urbanski and Shanna Kelly representing the Town Attorney Jeff Graham. Others in attendance include Jon Oliver and Dr. Kenneth Lau.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

Motion made by Sandi Butler to accept and approve the Meeting Minutes from the July 2021 meeting; seconded by Craig Campbell; roll call taken and all members present voted in favor of motion; motion carried.

IV. OLD BUSINESS

A. HPC071132021-01: 101/104 E. State Street – Door replacement – Catello Avagnale

- Hannah Urbanski reported the following:
 - Catello Agagnale replaced door with the old door.
- The following comments were made:
 - Kayla Hassett added that Town Staff is not sure if the problem has been solved long-term, but that issue is not on the radar at this time and no action is necessary. Town Staff also did not need to issue a stop work order and matter a non-issue at this point.

IV. NEW BUSINESS

A. HPC08102021-FG-01: 123-125 W. State Street – Façade upgrades – Dr. Kenneth Lau

- Dr. Kenneth Lau presented the following details about the project:
 - Estimate submitted included awning and windows received to date.
 - Project details include –
 - Removing and replacing 2nd floor windows, with cutting two openings to put back the way it was originally.
 - 3rd floor doing the same to the windows as on the 2nd floor, installing three windows with marble to match the original windows with arch; repair plaster and window installation (estimated \$5400)

- Removal of awning over the building (estimated \$3500) plus cost of new awning (TBD).
 - Rebuild original transit (estimated \$25,000)
 - Restoring store front as a possible item, but not necessary
 - Patch stucco and clean up and repaint (estimated \$44,000)
 - Total projects costs approximately \$101,500 and requesting \$50,000
- The following comments and questions took place:
 - Kevin Kenyon asked if the shingles will be gone. Dr. Ken Lau replied yes.
 - Sandi Butler asked if there was an estimate for the awning. Dr. Ken Lau replied that he has not received an estimate for the awning, but will not go with an expensive option. Kevin Kenyon suggested the Burmeister's awning as was approved by Historic Preservation Commission.
 - Kevin Kenyon asked if the original limestone name tag was under the stucco. Dr. Ken Lau replied that he is not sure, but will take a look.
 - Dr. Ken Lau confirmed that he will put back all the window locations with arches. Lau also confirmed that the color of the windows and stucco have not been picked out yet.
 - Kevin Kenyon commented that the double over hung window will look very nice and that lighter windows will look more like the original. Kenyon also shared preference for the color of the stucco to be as close to current color as possible.
 - Tammy Bowman asked if the brick will be repaired around the windows. Dr. Ken Lau replied that he plans to do stucco up to the window and repair the brick around the window.
 - Craig Campbell asked if there are plans to paint the front of the building. Dr. Ken Lau confirmed that he will be painting just the front of the building.
 - Kayla Hassett asked for confirmation in regards to the awning that step one included removal of the awning and step two involved looking into the options for awning replacement. Dr. Ken Lau confirmed yes.
 - Craig Campbell asked for estimate for project timeline. Dr. Ken Lau replied that the estimates are good for 90 days and estimated a year for completion.
 - Dr. Ken Lau also confirmed the following:
 - 3rd floor has an emergency exit
 - 2nd floor offers door that leads to porch in the rear with stairway that goes to ground level.
 - Elevator inside building was an option explored, but too costly at minimum of \$250,000
 - 2nd and 3rd floors are only for private uses only

B. HPC08102021-FG-02: 114/116 N. Pendleton Avenue – Façade upgrades – Jon Oliver

Images provided in Google Drive for review.

Jon Oliver reported the following:

- Submitted two applications for two separate buildings
- North building on alley, including Juice Bar and Tucker Real Estate tenants, have completed a lot of renovation outside. Remaining needs for labor and material include:

- Window replacement
- Masonry around windows
- Gutters
- Door replacement
- Resurface front entry & steps
- Painting
- Total project cost estimate at \$69,801 and requesting \$34,900.
- Jon Oliver confirmed the following:
 - Can look into façade work on the back of the building as faces road and parking lot
 - Owns part of the parking lot in the rear
 - Historic photos have been difficult to find
 - Plans for second floor likely to house two tenants in one building and four tenants in the second building.
 - Small addition to the back of the building was likely used for freezer at one time.
 - Intend to go back to grid windows and will replace all windows. Kayla Hassett added that the original COA presented windows as 2 over 2. Kevin Kenyon stated that going back to double hung will be best to get true divided light. Sandi Butler stated that 1 over 1 or same as original window is preferred. Kayla Hassett stated that 2 pane over 2 pane or 1 over 1 best as original windows likely that style with no grids. Jon Oliver stated that he will look into an option to meet criteria. Kevin Kenyon stated that double hung with clear glass is best way to go. Jon Oliver stated that he does not have a preference and that grid is not a must. Tammy Bowman stated that applicant should stick with original COA. Kayla Hassett stated that the Local Façade Grant will default to the original COA, but can look at this going forward.
 - Gutter will be installed on the back of the building, with a six-inch commercial gutter.
 - Piping on the back of the building will be removed.

C. HPC08102021-FG-03: 108/112 N. Pendleton Avenue – Façade upgrades – Jon Oliver

Images provided in Google Drive for review.

Jon Oliver reported the following:

- Commercial storefront glass
- Windows big part of the project
- Re-brick layer
- Backside of building
- Total estimate of project \$110,447; requesting \$50,000

The following discussions took place:

- Jon Oliver confirmed the following:
 - Plans for below the window currently are to cap off and finish.
 - Painted brick will be refreshed.
 - Possibly remove stucco on rear of building

- All aluminum store fronts glass and two front doors will be flush and one additional door on the side.
- Side door leading to steps will be recessed and store fronts will be flat
- Can send picture once meet with contractor. Kevin Kenyon suggested keeping symmetry.
- Original door presented wood door, but may look at other options.
- Not all projects included in grant application as seeking max contribution.

Kayla Hassett guided the HPC members in evaluating each project with criteria stating the following:

- Each application has provided line by line items
- Have \$250,000 funds available, but have three years to give away.
- \$135,000 presented tonight, little over half of funds available
- No other Local Façade Grant applications at this time.

Motion to approve and fully fund as presented HPC08102021-FG-01: 123-125 W. State Street – Façade upgrades – Dr. Kenneth Lau application as presented made by Dan Trauthwein; seconded by Sandi Butler; roll call taken and all members voted in favor of motion; motion carried.

Motion to approve and fully fund as presented HPC08102021-FG-02: 114-116 N. Pendleton Avenue – Façade upgrades – Jon Oliver application made by Craig Campbell; seconded by Dan Trauthwein; roll call taken and all members voted in favor of motion; motion carried.

Motion to approve and fully fund as presented HPC08102021-FG-03: 108-112 N. Pendleton Avenue – Façade upgrades – Jon Oliver application made by Craig Campbell; seconded by Sandi Butler; roll call taken and all members voted in favor of motion; motion carried.

Hannah Urbanski stated that she will be in contact with each applicant and Clerk Treasurer to work through process for fund distribution.

D. Discuss limits on COA's

Hannah Urbanski gave overview of COAs rules and regulations-

- Nothing in rules and regulations about limits on COA's
- Sign permits are 6 months
- Building permits are 18 months
- Suggested COA limit should be 24 months, this may help ease material availability concerns and skillsets needed by contractors

The following discussions took place:

- Dan Trauthwein suggested putting time limits on COA, yet if additional time is needed, Town Staff can approve extension without coming back to the HPC Board. Trauthwein also added that he likes the 24-month time period.
- Kayla Hassett confirmed that any outstanding COA on the books, Town Staff can work on individual basis. Kayla Hassett confirmed that the Planning Staff will work on amending the rules and present to the HPC Board.

VI. ADJOURNMENT

Motion to adjourn made by Dan Trauthwein; seconded by Sandi Butler; Meeting adjourned by George Harris at 7:13 pm.

Next meeting Tuesday, September 14, 2021